

HEURICH'S BUYER OF HOTEL PROPERTY

Details of Largest Real Estate Transfer of Season Made Public.

ACTIVITY NOTED IN LOAN MARKET

Million-Dollar Mark Almost Reached Again—Important Sales in Business Section.

The real estate market quickly recovered from the slight slump of last week, and during this week 164 deals were closed and the paper placed on record. The increased activity in the loan market was particularly noticeable, the loans surpassing by 50 per cent the record of the previous week. The million-dollar mark in loans was almost reached again this week.

The big secret in real estate circles for the past two months as to the identity of the purchaser of the Randolph Hotel Company's property at the northeast corner of Fourteenth street and Pennsylvania avenue, is out. The sale, involving \$750,000, was the largest transfer of the season, and probably the biggest cash sale ever effected in the District between individuals.

Edwin D. Flather, of the Riggs National Bank, took title to the property when the transfer was made from the hotel company and speculation was rife as to his principal in the transaction. The new owner is Christian Heurich, the local brewer, to whom Mr. Flather yesterday conveyed the property. Mr. Heurich has kept his connection with the purchase quiet until yesterday.

Important Sales of Week.

The total number of lots sold this week is 237, of which the near-urban district furnished ninety-three and the outlying subdivisions forty-four. Within the city limits two-thirds of the lots changing owners are in the northwestern section, where sixty lots were sold. Fifteen lots were conveyed in the northeast and thirteen in the southeast. But two transfers were recorded in the southwest.

In the business section three important sales were made this week. Charles E. Thorn, of New York, purchased from Justin M. Chamberlin, trustee, the business property at 417 Seventh street, for \$39,600. The property is known as the south half of original lot 19 in square 457. Samuel B. Robbin sold to J. Clarence Velez, the property on the south side of New York avenue, between Twelfth and Thirteenth streets, immediately adjoining the new Masonic Temple. The price is not given in the deed.

Other Big Transfers.

The third sale involved premises 519 Thirteenth street, just below F street on the east side. The purchaser is Edward G. Perry. The National Tribune Company occupies the building and had a privilege of purchase which they transferred to Mr. Perry. The consideration for this sale is not made public.

Owners of real estate borrowed a total of \$267,522.11 this week for which they pledged 43 lots and will pay an average interest rate of 5 1/2 per cent. Again the northwest owners were the heaviest borrowers \$152,750 being loaned in that section. In the county \$134,354.45 was borrowed; \$108,650 in the northeast; \$73,000 in the southwest, and \$19,743.06 in the southeast.

More than two-thirds of the money borrowed was by persons already owning the property pledged, \$145,917.22 being the total of the loans of that character. Deferred purchase money trusts aggregated \$23,251.42, while the building associations advanced \$4,700.

LOTS ON R STREET WILL BE IMPROVED

Choice Property Is Sold Through Thomas J. Fisher & Co.

The sale of eight lots on R street, between Seventeenth and Eighteenth streets, the property to be improved by the erection of several houses, has been reported by the Thomas J. Fisher & Co., Inc.

Possessing a frontage of 170 feet, the property is located in one of the best residential sections of the city. It is to be improved, principally, by individual owners. The lots were sold for Harriet E. White, but the name of the purchaser has not been made public.

Several recent sales, involving the transfer of a number of large properties, as well as smaller ones, have been reported through the Fisher Company.

Among the former was a \$20,000 sale. This involved the transfer of a forty-foot lot on the east side of Sixteenth street, between Corcoran and R streets. It is announced that the property will be improved by the erection of a modern apartment building, plans for which are now being prepared by Architect H. De Sibour.

Dwelling Sold.

Another important transaction in the northwest residential section was the sale of 1101 Seventeenth street, a three-story, press-brick dwelling. The purchaser, Dr. Edward S. Smith, will use the property as his office and home. The price was \$6,000.

In the northeast section, the same firm has sold for Col. George Truesdell, 67 T street, to Herman J. Volberg. This house was recently completed by Colonel Truesdell.

In the downtown section, the company has disposed of the property located at 1217 J street, in connection with the firm of Simpson-Sullivan. The price is said to have been \$9,000.

Other Sales.

Other sales reported by the Fisher Company include the following:

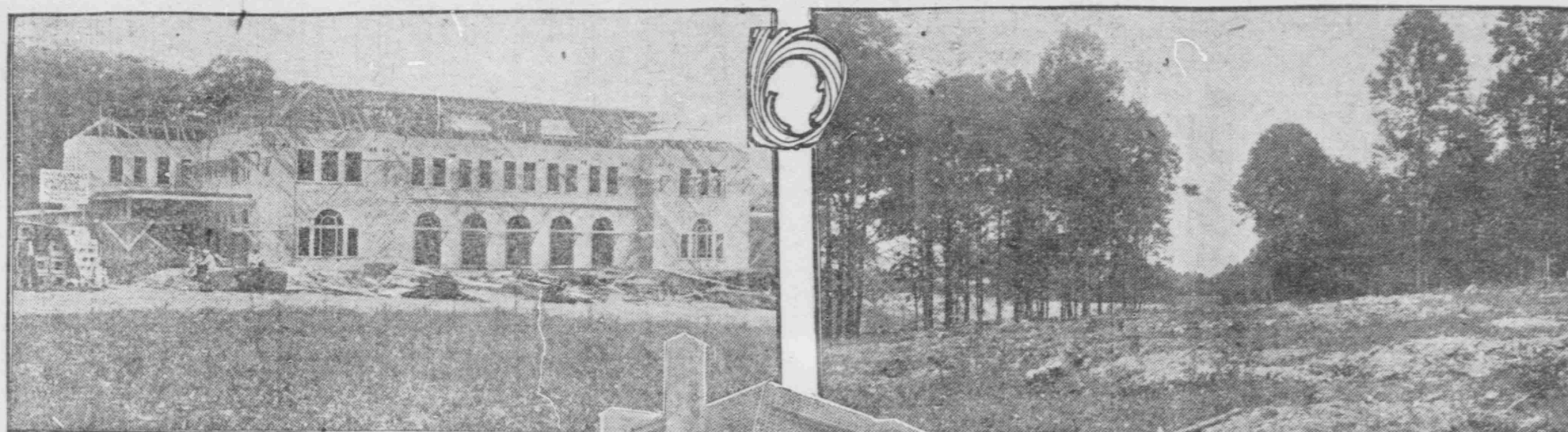
For John M. Henderson, one of five houses just completed at First and R streets northwest. The price was \$4,850. The purchaser, George J. Berz, will occupy the property at once.

For David S. Rust, the apartment building, 231 L street northwest. The consideration was in the neighborhood of \$7,500.

Mrs. Andrew B. Graham, the three-story brick dwelling, 1965 J street northwest, for about \$2,750.

For James B. Wimer, a large lot on the north side of S street, west of Connecticut avenue. The consideration is said to have been approximately \$1,500.

SOME OF THE IMPROVEMENTS UNDER WAY AT CHEVY CHASE



Columbia Country Club, Nearing Completion, at Chevy Chase.

RAPID WORK DONE IN MAKING SUBURB

Streets Laid Out and Houses Built in Chevy Chase Heights.

Development work in Chevy Chase Heights has made rapid strides during the week, marked by a corresponding increase in the interest taken in that section by prospective investors. Despite the absence of favorable weather conditions, a number of sales have been made, and of the purchasers, it is understood, not fewer than half a dozen will commence building operations as soon as water connections have been made.

Pipes have been delivered at the new subdivision for the laying of water and sewerage services. From 15,400 to 20,000 cubic yards of earth are being removed each week by the steam shovel process, aided by a large train of wagons and scoops. Nine streets in all are being laid out, six running from east to west, and three from north to south.

The announcement by Fisher & Co., Inc., of an increase of 5 cents a foot on all lots in section two of Chevy Chase, to become effective June 25, has caused considerable activity in that section. This increase was made necessary by the rapidity with which the few remaining lots in the section were being disposed, it is said.

All in all, indications point to one of the busiest summers in the history of the value of lots in Chevy Chase and Chevy Chase Heights.

BOUGHT FOR INVESTMENT.

Shannon & Luchs have closed a deal for the transfer of the houses numbered 28, 65, and 669 Callan street northeast, to R. M. Shaffer, who will hold them as investments. The houses are two-story bricks, containing five rooms each.

Popular Excursion, Baltimore and Ohio R. R., June 13th, leave Union Station 8:15 a. m. \$1.00 to Harpers Ferry and Martinsburg, \$1.35 to Berkeley Springs, and \$2.00 to Cumberland and return, by special train returning same day. Splendid opportunity for a delightful outing cheap.—Adv.



RESIDENCE OF H. H. GLASSIE, SECTION 4, CHEVY CHASE.

NEWEST THEATER NEARS COMPLETION

Amusement Building on Ninth Street Will Soon Be Ready to Open.

Washington's newest theater building, which is being built at 607 and 609 Ninth street northwest, is nearing completion, and probably will be opened to the public some time next week. The house is being put up for the District Amusement Company, as yet, however, it has not been named.

The building will rank among the most attractive of the Capital's show houses. Its exterior decorations are unusually elaborate, and are of the very latest design for the ornamentation of buildings of that class.

But equally attractive are the interior decorations. Both inside and out the structure will be decorated in gold leaf. In many respects, the structure marks a departure in theater construction, as it embraces practically all the latest features to be found in the building of commodious and comfortable amusement houses. Its structural arrangement is well in keeping with the spirit of the French Renaissance, which is carried out in its decorations. The architects were Rich & FitzSimons.

BUILDING BOUGHT BY BLACKSTONE

Property at 1612 Fourteenth Street Sold for Consideration of \$20,000.

Z. D. Blackstone has purchased through Gardiner & Dent the two-story and cellar brick building at 1612 Fourteenth street northwest. It is understood the price paid for the property was \$20,000.

The former owner was represented in the transaction by the real estate firm of Taggart, Fraser & Co. The property will be remodeled by Mr. Blackstone into a modern building, with two stories on the first floor and apartments above. The lot has frontage of twenty-five feet.

Other sales reported by Gardiner & Dent include the following: For Harry Wardman, one of the new two-story brick houses in 2500 block, Thirteenth street northwest. The purchaser, whose name is withheld, will occupy the property as a residence. The consideration was \$6,500. For James B. Thomas, premises 625

Ninth street northeast, a two-story brick, containing six rooms and bath. The property was bought as an investment, the consideration being \$4,000.

For H. H. Newlin, of Pittsburgh, Pa., the three-story brown-stone and press-brick residence, 1806 Riggs street northwest. It contains ten rooms. The property was purchased as a home for \$5,000.

For Mary M. Carman, the two-story eight-room bay-window brick, 29 R street northwest. The consideration was \$3,900.

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Washington Gas Light Co.
43 NINTH STREET N. W.

INVESTORS BUYING LOTS IN VIRGINIA

Activity in Unimproved Property Reported by Clarendon Dealer.

Indications toward increased activity in suburban lot buying have been as much in evidence across the river as in any part of the District. According to W. G. Collins, a realty operator of Clarendon, Va., demand for unimproved property in that section showed decided improvement during the week. The following sales have been reported by Mr. Collins:

For Mrs. Mary E. Jones, of Washington, two lots to George H. McKeehan.

For Peter Lattner, three lots to Robert B. Gardner.

For Mrs. Minnie F. McKenzie, of Washington, one lot to Peyton G. Furr.

For Peter Lattner, seven lots to Miss Lillian Troels.

For Clarence Mastbrook, one lot to Frank L. Ball.

For Mrs. L. M. Woods, of Washington, two lots to Mrs. Grace V. Basye.

For E. W. Stearns, a house and two lots to George A. Heil.

For Peter Lattner, two lots to H. J. Coffman.

For Frank K. Ott, one lot to Mrs. A. Taylor.

For S. D. Hammer, a house and lot at Park Lane to S. N. McCune.

Many of the purchasers, according to Mr. Collins, are planning to build, and indications are that the number of houses to be put up this summer will exceed the building record of last year.

WILL MEET TONIGHT.

Joseph Henry Council, National Union, will meet tonight at Schmidt's Hall.

Summer Tourist Rates, Baltimore and Ohio, daily to Adirondacks, Catskill, and Allegany Mountains, New England, Northern New York, Canadian Provinces, Nova Scotia, and Atlantic Seashore resorts. Also to Pacific Coast and Rocky Mountain section. If you contemplate a trip for pleasure or business by rail or water, consult agents at 141 G or 618 Pa. Ave. They will furnish booklets and be helpful to you.—Adv.

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